

STRATA PLAN NW 2050
Strata Council Meeting
Wednesday, March 27, 2019
Minutes

1. **PRESENT:** Gordon Farrell Billy Leung
 Cyrus Pun Audrey Montero
 Linda McLaren

REGRETS: Lindsay Armstrong
 Carole Borthwick
 Joanne Parkinson

Guests: Rick Rolls (from Corona Plumbing Company); SL42

Council consulted with Rick Rolls, owner, of Corona Plumbing Company on different aspects of the plumbing work being done around Cypress. A few of the projects are already happening and some projects to embark in the near future.

Owner of SL42 – Please see attached letter for the questions and answers.

2. **CALL TO ORDER:** 6:30 pm

3. **ADOPTION OF MINUTES**

February 25, 2019 Council Meeting Minutes approved by email.

4. **COMMITTEE REPORTS**

4.1 **Social**

No reports at the moment.

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4.2 Grounds and Gardening

4.2.1 Landscaping

Yamamoto Landscaping Inc. continues their weekly work in the gardens. The plan for spring is to aerate, fertilize and clean up the chafer beetle damaged area. There is also a possibility of having the Cypress Point sign cleaned professionally.

4.3 Fire & Security – Block Watch

Richmond Block Watch is now on Facebook

Please click on this link www.facebook.com/richmondblockwatch and like our page to keep up with all the goings on here at Richmond Block Watch.

The second part of upgrading the emergency exit signs identified by the green symbol are almost done. Few more need to be installed in Building B 7531 and in Building C 7651.

4.4 Maintenance

4.4.1 Corona has been working in Building A in SL02 and SL13. The pipes below SL13 were leaking water into SL02 causing damage into the bathroom ceiling of SL02. The work continues as Corona Plumbing Company encountered a broken pipe inside SL13.

4.4.2 Corona Plumbing Company worked in Building C in SL78 and although the report is not 100% complete, Corona found a failed fixture isolation valve that had plugged the working parts in the kitchen faucet and toilet. Corona was able to rebuild the valves and flushed the debris, supply and install a new fill valve on toilet. Recharge the plumbing system.

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- 4.4.3 A service call for one of the washing machines in the laundry room took place on March 18, 2019. The technician from Better Care Appliance Repair recommended paying close attention to how much clothing users place into the machine.
- 4.4.4 A broken lamp cover from in front of the laundry room in Building C is being repaired. Strata has to pay for the material and for the handyman to install the damaged lamp cover. If you see someone doing damage to Strata Property, please report it.
- 4.4.5 A brown cover in a corner of Building B in the mailroom area has been repaired. Again, Strata has to pay for the material to replace the broken cover and the installation. If you see someone doing damage to Strata Property, please report it.
- 4.4.6 Corona Plumbing Company worked on SL83 on March 8, 2019 clearing the kitchen sink drainage piping and suite above.
- 4.4.7 Council would like to thank Mr. Murray Thomson for his volunteer services around Strata. Thank you Murray for your help!!!!
- 4.4.8 Council would like to thank Mr. Rick Jonsen for his help around Building C. Especially taking care of the untidy garbage room. Council would ask all owners to exercise care and respect for other residents when disposing of refuse, recycling and compostable materials in the garbage room. Kindly allow enough time to place the items in the correspondence bins, flatten the cardboards and please dispose of your items inside the bins. There is food and garbage on the floor and on the walls making the room smell. It is also very attractive to rodents to stay around the building. Many thanks for your consideration.
- 4.4.9 Precision Door & Gate Service Ltd., serviced the garage door as it was reported stuck closed at times. The garage door was intermittently sticking open. The technician found the operator gear reducer slipping in open position and not holding the gate. He was able to replace the operator gear reducer. The total of parts and service came up to \$753.38.
- 4.4.10 Aberdeen Locksmith was on site on March 27, 2019 attending three doors with problems. Two doors in Building B. The door leading to the parkade was not closing properly as was the man door east parkade gate door. In Building A the door in the lobby in front of the elevator needed to be repaired.

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4.4.11 Towards the end of March the Service Manager for Atlas-Apex visited the roofs to inspect the job performed by his team. There were few items missed by the crew. The next visit took place on Friday, March 29, 2019. Atlas-Apex repaired few of the fasteners on the vent as they have been removed or dislodged. Gord Farrell from Council and Audrey from the office walked around the roof and discussed ideas the Manager had for Strata roofs at this point.

4.4.12 Assured Environmental Solution Inc., was on site performing their routine service inspections. Rodent bait was added or replaced as necessary. Glue traps and/or monitors were added or replaced as necessary. Please do not touch bait or bait stations. Please do not touch traps. Also please do not feed ANY animals on Strata property.

4.5 Shared Facilities

4.5.3 Games Room

Council is looking for volunteers to check the games room after the room has been used. The checking includes: making sure that all items have been put away and the room is in good order, the garbage is removed from the site, the paint on the walls is unmarred, the bathrooms, card room and games room are left clean, thereby honoring the contract.

Thank you Annie for donating board games into the games room.

Lounge

No reports at this time.

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Pool

The remaining wooden pool entrance door will be replaced with an Aluminum door as was done for the other deteriorating wood door. This is scheduled for Friday, April 5, 2019

Exercise room

Council would like to remind users to take care of the exercise room. It is a place for all residents to use.

4.6 Bylaw Committee

Council would like to invite you to visit the Cypress Point website: <http://www3.telus.net/public/nw2050/> under Bylaws NW2050 Bylaws Dec 04, 2018.pdf

If you prefer to have a hard copy of the bylaws, you will be able to print a copy for yourself.

5. NEW BUSINESS

- 5.1 4.2 A resident or visitor must not cause **damage**, other than reasonable wear and tear, to the common property, common assets, shared facilities or those parts of a strata lot which the strata corporation must repair and maintain under these bylaws or insure under section 149 of the Act.

Cypress Point has seen an increase in damage around Buildings A, B, and C. Broken lamp covers, purposely broken fixtures around the buildings. Condoms have been found around Building C, in planters and on window ledges. Please report to the office if you see anyone damaging the property.

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6. OLD BUSINESS

- 6.1 Council would like to remind residents not to feed any animals around Strata. We have rabbits, raccoons and now coyotes.
- 6.2 Council would like to remind all owners regarding the bylaw:
“4.20 A resident must ensure that only white or cream solid colour window coverings are visible from the exterior of the owner’s strata lot”.

7. CORRESPONDENCE

Incoming:

SL76 Noise complaint of a washing machine or dishwasher after allowed hours from the suite below.

HUB Insurance suggesting banning smoking in Strata NW2050

SL54 Complaining about heavy smoke smell into the building. The smell smoke starts in the mornings around 6:50 am and again in the evenings.

SL89 Complaining of the neighbours above their suite of smoking smell and smoke coming into their suite through the balcony.

SL68 Requesting permission for renovations in their suite including: new flooring, painting, kitchen cabinets and countertops, bathroom, bathtub and toilet.

Outgoing:

SL46 Requesting form K, plus payment of move in move out fees.

SL46 Letter explaining the fine imposed for not receiving the form K, and for the move-in-out fee.

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8. FINANCIALS

- a. Accounts Receivable as March 11, 2019
 - SL92 \$240.00 SL46 \$ 329.95
 - SL86 \$91.00 SL20 \$4,626.35
 - SL71 \$50.00
- b. Woodridge Shared Facility financials were received for February 2018.
- c. Cypress Shared Facilities for January 2019 were issued.
- d. Approval of Cypress Point January 2019 financials.
- e. Fund overview as January 31, 2019.

Contingency Fund	316,365.07
Special Levy Fund	5,937.97
Repiping Fund	65,109.92
Exterior Building Fund	28,243.96
Future Remediation Fund	393,149.56
Total Funds	808,806.48
Current Year Surplus	<u>-74.19</u>
Total Owner's Equity	808,732.29

9. MEETING ADJOURNED: 9 pm

10. NEXT MEETING: Wednesday April, 24 2019

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To: SL42

Thank you for bringing your inquiries to our attention during our Strata Council meeting yesterday evening. The information below is a summary of answers to your questions.

1. Request to add some plants to the planter attached to building B outside of your suite.
 - Yes, council is on board with things that improve appearance and enjoyment. These unique planters in this area are not addressed specifically in our bylaws.
 - Please do not plant anything that could cause damage to the building and/or building membrane. (i.e. excessively large, invasive root system, wall climbing, etc.)
 - It may be in your best interest to consult with any neighbours that are also in close proximity to the planter. Since it would be counter productive if you spend money, time and effort on the planter only to have a neighbour submit a complaint to council.
2. Bricks lifted up on the brick pathway outside the stairwell door of building B.
 - The bricks are lifted by the root system of an adjacent large tree.
 - This is an ongoing challenge on these pathways that surround our buildings.
 - Council will need to assess other areas around our buildings that need work done, so that a hired contractor can do all required work at the same time.
 - Council will likely need to involve an Arborist to access the tree and the removal the roots in order to reset these bricks back down on the pathway.
 - We have to be careful not to harm the tree. If the large tree dies it could end up costing the Strata thousands for removal and replacement. Richmond City bylaws mandate any large tree removed from a Richmond property has to be replaced by another tree that meets city qualifications.
 - In the mean time, council will look at putting a visible marker (cone) to bring attention to anyone walking on this part of the pathway.
3. Drywall patches over the plumbing repairs in the first floor hallway.
 - The plumber has informed council that drywall is the best material to cover the holes because it is a fire-break material. Also it will show water stains if water is still weeping or leaking.
 - The ceiling has been opened to address problems in the main water supply lines. The main lines exist only on the first floors. Smaller pipes (or stacks) go vertically to other upper floor suites.

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- Our buildings are 35+ years old. The piping methods and codes have changed a lot since our building were constructed. Over past years, it has proven to be financially cost effect to do piping repairs incrementally as leaks appear. Most leaks start as a tiny weeping of water through paper thin pipes or pipe joints. They are not usually gushing water. Gushing water problems typically occur from owner's faulty dishwasher, washing machine, toilet or similar fixtures.
- In an emergency situation the plumber opens the ceiling to patch the initial problem. The ceiling is left open until the overall condition can be assessed with a plan for any further pipe replacement.
- There are two plumbing possibilities. Repairs or a re-piping. If it is under a 30 feet in length it can be classified as a repair to existing infrastructure. Council endeavours to provide a budget for plumbing repairs each year. Re-piping requires thousands extra in engineering and permit costs. Re-piping has a much larger impact on owners financially and requires more and longer intrusions in common areas and suites.

Regards,
Gordon Farrell - President, Cypress Point - Strata NW2050
Cypress Point Strata NW 2050